

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: ESTHERVILLE
Local Government Number: 32G305

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
ESTHERVILLE INDUSTRIAL PARK URBAN RENEWAL	32001	2
ESTHERVILLE FAREWAY URBAN RENEWAL	32004	1
ESTHERVILLE HOMESTEAD HOUSING URBAN RENEWAL	32005	1
ESTHERVILLE OAKRIDGE FARMS URBAN RENEWAL	32006	1
ESTHERVILLE MORRELL URBAN RENEWAL	32007	1
ESTHERVILLE HY-VEE URBAN RENEWAL	32012	1

TIF Debt Outstanding: 586,497

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	0	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	94,026
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	526
Total Revenue:	94,552

Rebate Expenditures:	13,593
Non-Rebate Expenditures:	79,774
Returned to County Treasurer:	0
Total Expenditures:	93,367

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	1,185	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 491,945

Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE INDUSTRIAL PARK URBAN RENEWAL
 UR Area Number: 32001

UR Area Creation Date: 09/1989

UR Area Purpose: Increase tax base and promote economic growth and industrial development by providing land and incentives.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ELC SCH/TIF#1 INDUST. PARK INCREM	32073	32054	135,000
ESTHERVILLE CITY AG/ELC SCH/TIF#1 INDUSTRIAL PARK INCREM	32077	32056	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	172,600	7,124,800	5,973,500	0	-1,852	13,269,048	0	13,269,048
Taxable	0	91,161	7,124,800	5,973,500	0	-1,852	13,187,609	0	13,187,609
Homestead Credits									1

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 4,833
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 4,833

Rebate Expenditures: 0
 Non-Rebate Expenditures: 4,833
 Returned to County Treasurer: 0
Total Expenditures: 4,833

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For ESTHERVILLE INDUSTRIAL PARK URBAN RENEWAL

Industrial Park

Description:	Sewer & Water
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ESTHERVILLE INDUSTRIAL PARK URBAN RENEWAL

Internal loan

Debt/Obligation Type:	Internal Loans
Principal:	5,035
Interest:	152
Total:	5,187
Annual Appropriation?:	No
Date Incurred:	12/29/1997
FY of Last Payment:	2019

Asmus Farms

Debt/Obligation Type:	Rebates
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	No
Date Incurred:	05/19/2012
FY of Last Payment:	2019

Pomps Tire

Debt/Obligation Type:	Rebates
Principal:	92,000
Interest:	9,300
Total:	101,300
Annual Appropriation?:	No
Date Incurred:	05/15/2014
FY of Last Payment:	2018

Non-Rebates For ESTHERVILLE INDUSTRIAL PARK URBAN RENEWAL

TIF Expenditure Amount:	4,833
Tied To Debt:	Internal loan
Tied To Project:	Industrial Park

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE INDUSTRIAL PARK URBAN RENEWAL (32001)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF#1 INDUST. PARK INCREM
 TIF Taxing District Inc. Number: 32054
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1990
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	172,600	7,124,800	5,973,500	0	-1,852	13,269,048	0	13,269,048
Taxable	0	91,161	7,124,800	5,973,500	0	-1,852	13,187,609	0	13,187,609
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,110,646	9,160,254	135,000	9,025,254	323,107

FY 2014 TIF Revenue Received: 4,833

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE INDUSTRIAL PARK URBAN RENEWAL (32001)
 TIF Taxing District Name: ESTHERVILLE CITY AG/ELC SCH/TIF#1 INDUSTRIAL PARK INCREM
 TIF Taxing District Inc. Number: 32056
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1988
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	09/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	116,807	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE FAREWAY URBAN RENEWAL
 UR Area Number: 32004

UR Area Creation Date: 08/1992

UR Area Purpose: Urban renewal plan is to provide through the City funds to defray certain cost of development of a new Fareway Store

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ELC SCH/TIF #3 FAREWAY INCREM	32075	32070	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE FAREWAY URBAN RENEWAL (32004)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF #3 FAREWAY INCREM
 TIF Taxing District Inc. Number: 32070

TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1992

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	163,665	0	0	0	0

FY 2014 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE HOMESTEAD HOUSING URBAN RENEWAL
 UR Area Number: 32005

UR Area Creation Date: 02/1994

UR Area Purpose: Development of a housing project
 for the elderly in a area which was
 an old mobile home park

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ELC SCH/TIF#5 HOMESTEAD INCREM	32076	32071	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance
 as of 07-01-2013:**

0

0

**Amount of 07-01-2013 Cash Balance
 Restricted for LMI**

TIF Revenue: 0

TIF Sp. Revenue Fund Interest: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 0

Rebate Expenditures: 0

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: 0

**TIF Sp. Rev. Fund Cash Balance
 as of 06-30-2014:**

0

0

**Amount of 06-30-2014 Cash Balance
 Restricted for LMI**

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

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TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE HOMESTEAD HOUSING URBAN RENEWAL (32005)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF#5 HOMESTEAD INCREM
 TIF Taxing District Inc. Number: 32071

TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1995
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	102,443	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE OAKRIDGE FARMS URBAN RENEWAL
 UR Area Number: 32006

UR Area Creation Date: 08/1992

UR Area Purpose: Provide land for new and expanding industrial & commercial development also water and sewer to industrial area.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ESTHERVILLE TWP/ELC SCH/TIF#4 OAKRIDGE INCREM	32083	32072	3,025,000

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	14,087,700	3,625,300	1,101,600	3,529,600	0	-9,260	22,334,940	0	22,334,940
Taxable	8,443,240	1,914,757	1,101,600	3,529,600	0	-9,260	14,979,937	0	14,979,937
Homestead Credits									24

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 74,336

TIF Sp. Revenue Fund Interest: 0

Asset Sales & Loan Repayments: 0

Total Revenue: 74,336

Rebate Expenditures: 0

Non-Rebate Expenditures: 74,336

Returned to County Treasurer: 0

Total Expenditures: 74,336

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

Amount of 06-30-2014 Cash Balance Restricted for LMI

Projects For ESTHERVILLE OAKRIDGE FARMS URBAN RENEWAL

Waste Water Improvements

Description:	Improvement at Waste Water Treatment
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ESTHERVILLE OAKRIDGE FARMS URBAN RENEWAL

Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	134,665
Interest:	3,852
Total:	138,517
Annual Appropriation?:	No
Date Incurred:	05/16/2003
FY of Last Payment:	2038

2011 Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	180,000
Interest:	4,650
Total:	184,650
Annual Appropriation?:	No
Date Incurred:	12/18/2011
FY of Last Payment:	2017

Non-Rebates For ESTHERVILLE OAKRIDGE FARMS URBAN RENEWAL

TIF Expenditure Amount:	60,275
Tied To Debt:	2011 Refunding Bond
Tied To Project:	Waste Water Improvements

TIF Expenditure Amount:	14,061
Tied To Debt:	Internal Loan
Tied To Project:	Waste Water Improvements

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE OAKRIDGE FARMS URBAN RENEWAL (32006)
 TIF Taxing District Name: ESTHERVILLE TWP/ELC SCH/TIF#4 OAKRIDGE INCREM
 TIF Taxing District Inc. Number: 32072
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1992

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	14,087,700	3,625,300	1,101,600	3,529,600	0	-9,260	22,334,940	0	22,334,940
Taxable	8,443,240	1,914,757	1,101,600	3,529,600	0	-9,260	14,979,937	0	14,979,937
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,377,967	14,979,937	3,025,000	11,954,937	293,161

FY 2014 TIF Revenue Received: 74,336

Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE MORRELL URBAN RENEWAL
 UR Area Number: 32007

UR Area Creation Date: 04/1999

UR Area Purpose: Encourage industrial growth and expansion and redevelop brown field.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ELC SCH/TIF#2 MORRELLS IND PARK INCREM	32074	32055	365,000

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	546,700	4,706,700	0	0	5,253,400	0	5,253,400
Taxable	0	0	546,700	4,706,700	0	0	5,253,400	0	5,253,400
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 13,067

TIF Sp. Revenue Fund Interest: 0

Asset Sales & Loan Repayments: 526

Total Revenue: **13,593**

Rebate Expenditures: 13,593

Non-Rebate Expenditures: 0

Returned to County Treasurer: 0

Total Expenditures: **13,593**

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For ESTHERVILLE MORRELL URBAN RENEWAL

Iowa Lakes Electric

Description:	Iowa Lakes Electric Developers Agreement
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Morrell Demolition

Description:	Demolition and Clean up of Property
Classification:	Commercial - warehouses and distribution facilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ESTHERVILLE MORRELL URBAN RENEWAL

Electric Rebate Development Agreement

Debt/Obligation Type:	Rebates
Principal:	55,609
Interest:	3,360
Total:	58,969
Annual Appropriation?:	No
Date Incurred:	11/24/2002
FY of Last Payment:	2023

Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	21,541
Interest:	728
Total:	22,269
Annual Appropriation?:	No
Date Incurred:	11/28/1999
FY of Last Payment:	2023

Rebates For ESTHERVILLE MORRELL URBAN RENEWAL

702 South 1st Street Estehrville Iowa 51334

TIF Expenditure Amount:	13,593
Rebate Paid To:	Iowa Lakes Electric Cooperative
Tied To Debt:	Electric Rebate Development Agreement
Tied To Project:	Iowa Lakes Electric
Projected Final FY of Rebate:	2023

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE MORRELL URBAN RENEWAL (32007)
 TIF Taxing District Name: ESTHERVILLE CITY/ELC SCH/TIF#2 MORRELLS IND PARK INCREM
 TIF Taxing District Inc. Number: 32055
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2000
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	05/1999

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	546,700	4,706,700	0	0	5,253,400	0	5,253,400
Taxable	0	0	546,700	4,706,700	0	0	5,253,400	0	5,253,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	190,500	5,062,900	365,000	4,697,900	168,186

FY 2014 TIF Revenue Received: 13,067

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Urban Renewal Area Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE HY-VEE URBAN RENEWAL
 UR Area Number: 32012

UR Area Creation Date: 11/1999

UR Area Purpose: Increase tax base and promote economic growth

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
ESTHERVILLE CITY/ ELC SCH/TIF#6 HY-VEE INCREM	32087	32097	50,000

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,525,000	0	0	0	1,525,000	0	1,525,000
Taxable	0	0	1,525,000	0	0	0	1,525,000	0	1,525,000
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	0	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	1,790		
TIF Sp. Revenue Fund Interest:	0		
Asset Sales & Loan Repayments:	0		
Total Revenue:	1,790		

Rebate Expenditures:	0		
Non-Rebate Expenditures:	605		
Returned to County Treasurer:	0		
Total Expenditures:	605		

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	1,185	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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Projects For ESTHERVILLE HY-VEE URBAN RENEWAL

HyVee Infrastructure

Description:	Street, Storm Sewer, Curb & Gutter
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For ESTHERVILLE HY-VEE URBAN RENEWAL

Street Storm Sewer Curb & Gutter

Debt/Obligation Type:	Internal Loans
Principal:	314
Interest:	291
Total:	605
Annual Appropriation?:	No
Date Incurred:	11/11/1999
FY of Last Payment:	2024

Non-Rebates For ESTHERVILLE HY-VEE URBAN RENEWAL

TIF Expenditure Amount:	605
Tied To Debt:	Street Storm Sewer Curb & Gutter
Tied To Project:	HyVee Infrastructure

TIF Taxing District Data Collection

Local Government Name: ESTHERVILLE (32G305)
 Urban Renewal Area: ESTHERVILLE HY-VEE URBAN RENEWAL (32012)
 TIF Taxing District Name: ESTHERVILLE CITY/ ELC SCH/TIF#6 HY-VEE INCREM
 TIF Taxing District Inc. Number: 32097
 TIF Taxing District Base Year: 1998
 FY TIF Revenue First Received: 2001
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2023

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1999

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,525,000	0	0	0	1,525,000	0	1,525,000
Taxable	0	0	1,525,000	0	0	0	1,525,000	0	1,525,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	358,100	1,166,900	50,000	1,116,900	39,985

FY 2014 TIF Revenue Received: 1,790